

Mr Oscar Osmar
Emanuel & Associate
176
Masterman Road
East Ham
London
E6 3NP

23 December 2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference HGY/2022/2724
Location 26, Flexmere Road, London, N17 7AT
Proposal Erection of ground and 1st floor side extension and rear 1st floor extensions
Received 4 November 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
OS/349 - Proposed Front Elevation		3 November 2022
OS/858- Proposed Ground Floor Plan		3 November 2022
OS/3410 - Proposed Rear Elevation		3 November 2022
OS/859 - Proposed 1st Floor Plan		3 November 2022
OS/345 - Proposed Roof Plan		3 November 2022
OS/347 Proposed Section AA		3 November 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposal would result in unsympathetic extensions that would not be subordinate in scale to the host property and that would appear over dominant and incongruous additions, out of keeping with the character and appearance of the host property and wider the area, to the detriment of local visual amenity and contrary to Policy DM1 & DM12 of Haringey's Development Management DPD (2017), Policy SP11 of Haringey Strategic Policies DPD (2017).

Notes:

You can find advice in regard to your rights of appeal at:
planningportal.gov.uk/planning/appeals/guidance/guidancecontent

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol